



*Infrastructure for a  
better world*



TO: Corinne McAndrews

Via email:

[corinne@latebloomerranch.com](mailto:corinne@latebloomerranch.com)

REGARDING: Late Bloomer Ranch

Water & Sewer Requirements for  
CUP

July 28, 2020

Dear Corinne McAndrews:

The purpose of this letter is to outline the water and sewer requirements for the proposed CUP on the ~66 acre Late Bloomer Ranch. The project is located in Teton County, Idaho, at 979 N 2000 E. Seven travel trailer/tiny home units are proposed on the 1.15 acre CUP area, with year-round occupancy by short-term residents. The CUP will be served by private water and sewer systems; general regulatory and jurisdictional oversight for each are summarized below:

#### Water

Idaho DEQ oversees and regulates community water systems that meet Public Water System (PWS) criteria. DEQ defines a PWS system as having at least 15 service connections, or serving at least 25 people for at least 60 days out of the year. With an expected occupancy of 2-3 people per travel trailer unit, the water system for the proposed CUP could potentially serve 21 people at any given time. The CUP is not expected to serve an average of 25 or more people for the 60 non-consecutive highest-use days of the year. As such, the CUP's water system is not expected to meet the definition of a PWS. The CUP's private water system, served by one or more groundwater wells, must adhere to regulations for private wells and water systems, and the well(s) must be permitted through the Idaho Department of Water Resources.

#### Sewer

The proposed CUP will be served by a private individual septic system, governed by Idaho Code IDAPA 58.01.03 – Individual/Subsurface Sewage Disposal Rules and the Technical Guidance Manual for Subsurface Sewage Disposal. According to IDAPA 58.01.03 section 007.08, one travel trailer park space with sewer and water hook-ups results in 125 gal/day of wastewater per space. Thus, seven travel trailer units results in a wastewater flow of 875 gal/day. Eastern Idaho Public Health,

the local regulator, observed soil types on the site during a speculative evaluation in spring 2020. Given their evaluation, an individual, standard sewage disposal system is feasible for the CUP, unless high groundwater is present on the site. Standard sewage disposal systems are not required to be designed by a Professional Engineer in Idaho.

Please do not hesitate to contact me at 307-413-6373 if you have any questions or concerns regarding this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sarah Johnston". The signature is fluid and cursive, with the first name "Sarah" and last name "Johnston" clearly distinguishable.

Sarah Johnston, PE